



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 04, 2013
1303-PUD-03
Exhibit 1

Petition Number: 1303-PUD-03

Petitioner: Justus at Bridgewater, LLC

Representative: James E. Shinaver and Jon Dobosiewicz, Nelson & Frankenberger

Request: An amendment to the Bridgewater PUD to consolidate and modify multifamily development standards for Parcel K2 of the Bridgewater PUD.

Current Zoning: Bridgewater PUD

Current Land Use: Vacant

Approximate Acreage: 23.06 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Bridgewater PUD Concept Plan
4. Bridgewater PUD Ordinance (Ord. 06-49)
5. Proposed Bridgewater PUD Amendment, 02/01/13

Staff Reviewer: Sarah L. Reed, AICP

Petition History

This petition was introduced at the February 11, 2013 City Council meeting and appeared before the Technical Advisory Committee on February 19, 2013. It is scheduled to receive a public hearing at the March 04, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

Amendments to Planned Unit Developments are required to be considered at a public hearing. The public hearing for this petition is scheduled for the March 04, 2013 APC meeting.

Project Overview

Project Location

The subject property is approximately 23.06 acres in size and is located on the southwest corner of 151st Street and Market Center Drive (west of Gray Road), in the Bridgewater PUD (the "Property").

Project Description

The proposal is to consolidate and modify the multi-family development standards for what is identified on the Concept Plan as Parcel K2 (see Exhibit 3), of the Bridgewater PUD (the "Proposal"). Parcel K2 is located within the residential area (Area X) of the Bridgewater PUD and apartments are a permitted use. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see Exhibit 5).

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Sarah Reed at 317.503.1220 or sreed@westfield.in.gov